



# Richard State

*Independent Estate Agents*

**Conquest Road, Addlestone, KT15 1SN    £575,000**

**A bright and spacious four bedroom detached house, freshly redecorated and recarpeted throughout, offering great potential for extension (S.T.P.P) and with no onward chain. The living space includes a hall cloakroom, a fitted kitchen and a good size living room leading through to a dining room, whilst upstairs the four bedrooms are served by a family bathroom. The property is complemented by an attached garage, own driveway, 30' deep frontage and side access leading to a delightful 70' rear garden. Conquest Road is a popular road close to schools, parks, a co-op supermarket and a couple of pubs with Addlestone town centre and station also within easy walking distance.**

**HIGHLY RECOMMENDED FOR INTERNAL INSPECTION**



- **Potential for extension (S.T.P.P)**
- **Downstairs cloakroom**
- **Gas central heating and double glazing**
- **Freshly redecorated and new carpets throughout**
- **Garage with own driveway**
- **Delightful 70' rear garden**
- **Two reception rooms**
- **Popular and convenient location**
- **No onward chain**



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**The accommodation comprises (please see attached floor plan):**

**ENTRANCE CANOPY:** Storage cupboard, courtesy light, composite front door to:

**ENTRANCE HALL:** Understairs cupboard, radiator

**CLOAKROOM:** White suite comprising w.c., hand basin, double glazed window, radiator

**LIVING ROOM:** Double glazed window, radiator, archway to:

**DINING ROOM:** Double glazed window, radiator, double glazed door to rear garden, door to:

**KITCHEN:** One and a half bowl sink in a range of wood effect wall and base units with integrated double oven, gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, cupboard housing boiler, double glazed window, radiator, double glazed door to garden

**STAIRS TO FIRST FLOOR LANDING:** Airing cupboard, double glazed window, hatch to loft

**BEDROOM ONE:** Double glazed window, radiator

**BEDROOM TWO:** Double glazed window, radiator

**BEDROOM THREE:** Double glazed window, radiator, built in wardrobe

**BEDROOM FOUR:** Double glazed window, radiator

**BATHROOM:** White suite comprising bath, w.c., hand basin, tiled walls, double glazed window, radiator

**OUTSIDE:**

**FRONT GARDEN:** Own driveway, stone border offering scope for further off road parking, borders with shrubs and trees, gated side access to:

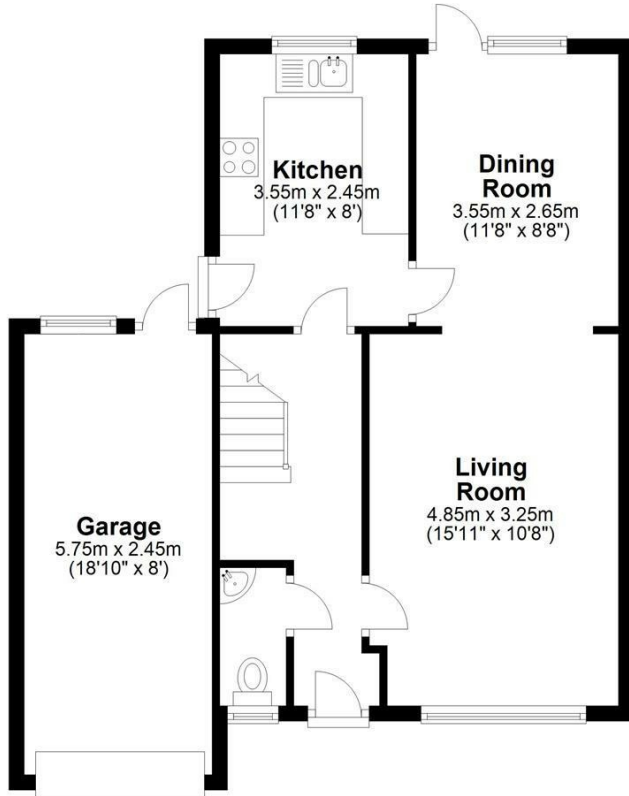
**REAR GARDEN:** A delightful garden extending to 70'. Patio, tap, two sheds, borders with trees, remainder laid to lawn

**GARAGE:** Single garage attached at side with up and over door, light, window, personal door to garden



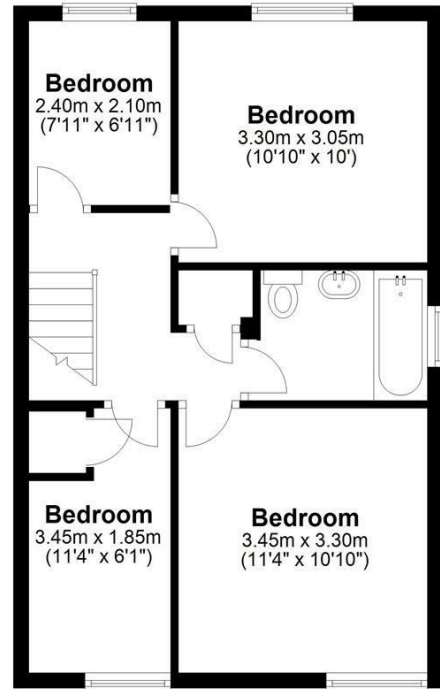
### Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**For an appointment to view please telephone 01932 354111**

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